

## **PLANNING COMMISSION MINUTES**

**June 18, 2013**

**7:00 pm**

Present: Chairman Tom Smith, Vice-Chairman Dave Badham, Planning Commission Members, Michael Allen, Sean Monson, City Council Representative Beth Holbrook, City Engineer Paul Rowland, Planning Director Aric Jensen and Recording Secretary Connie Feil.

Absent: City Attorney Russell Mahan, Planning Commission Members Sharon Spratley and Von Hill.

Chairman Tom Smith welcomed all those present.

### **1. Approval of the minutes for May 7<sup>th</sup> and June 4<sup>th</sup>, 2013.**

Michael Allen made a motion to approve the minutes for May 7, 2013 as written. Beth Holbrook seconded the motion and voting was unanimous in favor.

Dave Badham made a motion to approve the minutes for June 4, 2013 as written. Beth Holbrook seconded the motion and voting past by majority vote 4-0. Tom Smith abstained from voting.

### **2. Consider granting preliminary and final commercial site plan approval for Brighton Homes Commercial Office Building, located at 588 W. 2600 S., Brighton Homes, applicant.**

Taylor Spendlove, representing Brighton Homes, was present. Aric Jensen explained that Mr. Jeff Bennion is requesting preliminary and final site plan approval for a professional office building located in the General Commercial (C-G) zone, which is a permitted use. The site is approximately 0.57 acres, trapezoidal in shape, and is abutted on the west by heavy commercial, on the north by multi-family residential, on the east by Nielsons Frozen Custard, and on the south by 2600 South Street.

The proposed office building will be similar in appearance to the MacKay Dental building on the corner of 300 North and 200 West, with a brick and stucco facade. There is a significant east-west cross slope on this site, and so the building will appear to be two stories high on the east and approximately three stories high on the west. At all points the building will be well under the maximum allowed height of 45 feet.

The applicant is also proposing a single story garage that could accommodate three vehicles. The proposed setback for the garage is approximately 4.5 feet from both the west and north property lines. The standard setback for an accessory structure is the same as a principal structure – ten feet – but the Commission may allow a reduced setback if the structure meets the minimum setbacks of the IBC and the Commission determines that there is not a need for the full

ten feet of landscaping. In this instance, the accessory structure will be adjacent to a parking lot on the west and to another accessory structure on the adjoining property to the north.

The principal structure will be located near 2600 South in the southwest corner of the property. A parking lot with 39 stalls – 3 more than the minimum required – wraps around the building to the east and north. A landscaping plan meeting the minimum requirements of the Ordinance has been provided. There were no major redlines with the exception that a storm water detention facility will be required on this site. Staff recommends granting approval with the condition that the applicant designs and installs a storm water detention facility to the satisfaction of the City Engineer.

Staff recommends preliminary and final site plan approval for the Brighton Homes professional office site with the following conditions:

1. Make any redline corrections.
2. Pay any required fees.
3. The applicant designs and installs a storm water detention facility to the satisfaction of the City Engineering.

Paul Rowland explained that there needs to be on site detention. At this time there has not been a solution submitted. The proposal can be approved with the condition that the applicant submits a detention plan acceptable to the Engineering Department.

Dave Badham made a motion to recommend to the City Council preliminary and final commercial site plan approval for Brighton Homes, located at 588 W. 2600 S. with the condition that final storm drain plans and the rear yard setback for the garage are addressed to the satisfaction of Staff prior to the City Council meeting.

Sean Monson seconded the motion and voting was unanimous in favor.

**3. Consider preliminary and final subdivision plat approval for Riley Court Planned Unit Development, located at 517 S. 100 E., Marv Blosch, applicant.**

Aric Jensen explained that the Planning Commission and City Council granted final approval for the Riley Court expansion on June 4<sup>th</sup> and June 11<sup>th</sup> with the condition that “Riley Court and Park Apartments be combined into a single parcel, or a P.U.D. subdivision plat and be recorded that Riley Court and Park Apartments properties are integrated and share all common areas”. The proposed PUD plat would fulfill the requirements of this condition, and would also memorialize the integration of the two historic homes that were converted to office buildings into the Riley Court common area improvements.

The Engineering Department has reviewed the proposed plat and the surveyor has made all redline corrections submitted.

Staff recommends preliminary and final site plan approval with the following conditions:

1. All conditions of the Conditional Use Permit and site plan approval associated with the property are complied with,

2. Any additional redline corrections are completed prior to issuance of a building permit, including submittal of a title report,
3. Any and all fees are paid.

After a brief discussion Dave Badham made a motion to recommend to the City Council preliminary and final subdivision plat approval for Riley Court Planned Unit Development, located at 517 S. 100 E. subject to the conditions outlined by Staff. Tom Smith seconded the motion and voting was unanimous in favor.

**4. Planning Director's report and miscellaneous business.**

Aric Jensen mentioned that there will be a meeting on July 2, ,2013.

Meeting adjourned at 7:35 pm